WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Carleen J Bankston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2015

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Carleen J. Bankston	Carleen J. Bankston	Parcel ID:
645 Granwood Blvd.	645 Grandwood Blvd.	052130B18700CO
Old Hickory, TN 37138	Old Hickory, TN 37138	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ruth S. Miller, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto **right of survivorship**
Carleen J. Bankston , unmarried and Kimberly E. Miller, married as tenants in common withfull /
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Located in Davidson County, Tennessee:

BEING Lot 223, Condominium Site Plan, River Glen Planned Unit Development, Phase IV, Section 3, as shown on plat of record in Instrument 20010330-0030661, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Ruth S. Miller by Quitclaim Deed from Kevin D. Miller, of record in Instrument 20151124-0119079, dated October 31, 2015, Register's Office for said County.
See also deed from Joseph Wallace Morgan, unmarried to Ruth S. Miller and Kevin D. Miller, as joint tenants with right of survivorship, of record in Instrument 20090227-0017289, said Register's Office, dated February 26, 2009.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6762, Page 208 and Book 7566, Page 571, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20010330-0030661, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3043 Penn Meade Way, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of November, 2015.

Ruth S. Miller
Ruth S. Miller

BILL GARRETT, Davidson County
Trans:T20150099911 DEEDWARR
Recvd: 11/24/15 11:28 2 pgs
Fees:13.00 Taxes:388.50

20151124-0119080

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth S. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of November, 2015.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.